



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** September 11, 2014

**LAND USE NUMBER:** LUA14-001137, ECF, SM, SHPL-A, VAR

**PROJECT NAME:** 3307 Short Plat

**PROJECT DESCRIPTION:** The applicant is requesting preliminary Short Plat approval, Environmental (SEPA) Review, a Shoreline Setback Variance, Front Yard Setback Variance, and a Building Height Variance for the subdivision of an existing 33,514 square foot (0.77 acre) parcel located within the Residential - 8 dwelling unit per acre (R-8) zone into 3 lots. The project site is located along Lake Washington, a Shoreline of the State and is within the jurisdiction of the Shoreline Management Act. The upland area of the proposed lots is as follows: Lot 1 would be 6,966 square feet, Lot 2 would be 7,542 square feet, and Lot 3 would be 5,043 square feet. An existing residence is proposed to remain on Lot 2. Access to the proposed lots would be provided off of Mountain View Avenue N via a 20-foot private access easement over the abutting railroad right-of-way to the east. The applicant is requesting a variance from the required 100-foot shoreline setback to a minimum of 25 feet with a 10-foot vegetated buffer, a reduction of the required 15-foot front yard setback to a minimum of 0 feet, and a variance from the maximum 30-foot building height permitted in the R-8 zone to the 35-foot maximum permitted in the City's adopted Shoreline Master Program.

**PROJECT LOCATION:** 3307 Mountain View Ave N

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** August 21, 2014

**NOTICE OF COMPLETE APPLICATION:** September 11, 2014

**APPLICANT/PROJECT CONTACT PERSON:** Jim Hansen/Hansen Consulting/17446 Mallard Cove Lane/Mt. Vernon, WA 98274/360-422-5056/jchanson@frontier.com

**Permits/Review Requested:** Environmental (SEPA) Review, Hearing Examiner Variance Review, Shoreline Substantial Development Review, Short Plat Review

**Other Permits which may be required:** Building Permit, Construction Permit

**Requested Studies:** Drainage Report, Critical Areas Report, Geotechnical Report, Stream/Lake Study

**Location where application may be reviewed:** Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: 3307 Short Plat/LUA14-0001137, ECF, SM, SHPL-A

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

## PUBLIC HEARING:

Public hearing is tentatively scheduled for **November 18, 2014** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

## CONSISTENCY OVERVIEW:

### Zoning/Land Use:

The subject site is designated **RSF** on the City of Renton Comprehensive Land Use Map and **R-8** on the City's Zoning Map.

### Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

### Development Regulations Used For Project Mitigation:

The project will be subject to the City's SEPA ordinance, **RMC 4-2-110A Residential Development Standards**, **RMC 4-3-090 Shoreline Master Program**, **RMC 4-6-030 Drainage Standards**, **RMC 4-7-070 Subdivision**, **RMC 4-9-250 Variances** and other applicable codes and regulations as appropriate.

### Proposed Mitigation Measures:

The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- *Project construction shall comply with the recommendations provided in the Geotechnical Assessment prepared by Robert M. Pride, LLC, dated August 7, 2013.*
- *Project construction shall comply with the recommendations provided in the Standard Lake Study Report & Habitat Assessment prepared by Altmann Oliver Associates, LLC dated May 20, 2014.*

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on September 25, 2014. This matter is also tentatively scheduled for a public hearing on November 18, 2014, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**CONTACT PERSON:** Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: [jding@rentonwa.gov](mailto:jding@rentonwa.gov)

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

